

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

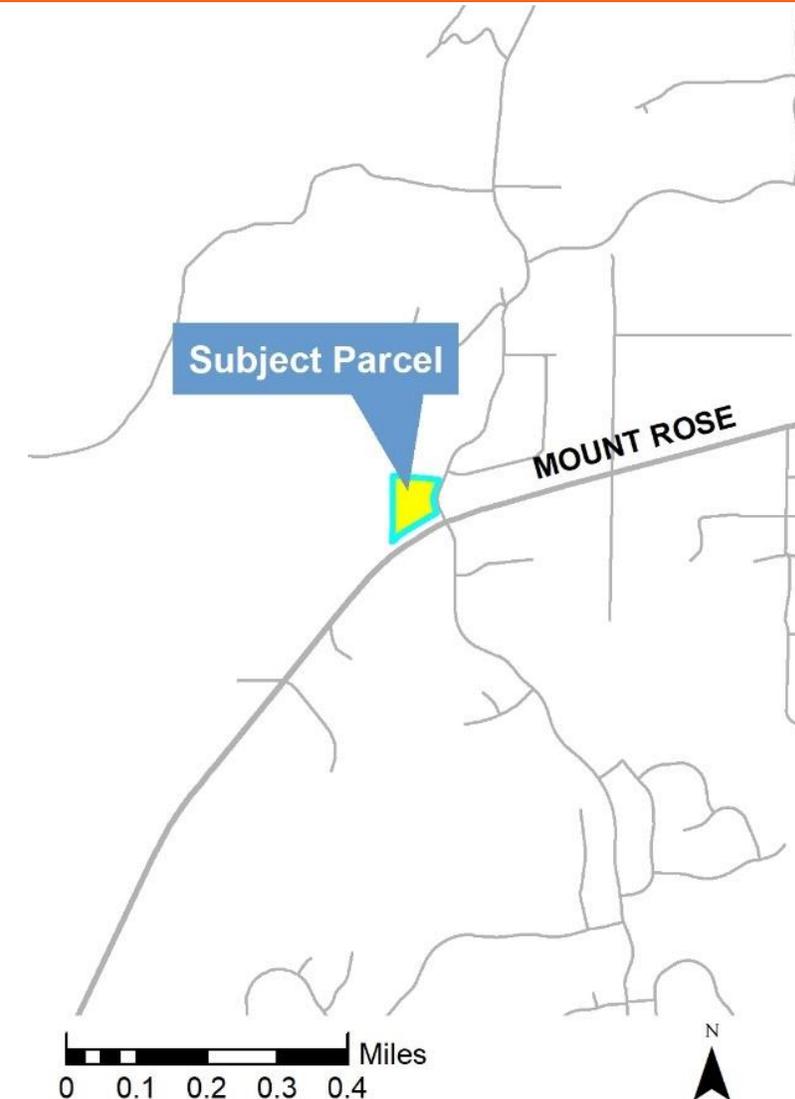
WSUP23-0004 (Barrett Grading)

April 6, 2023

Vicinity Map



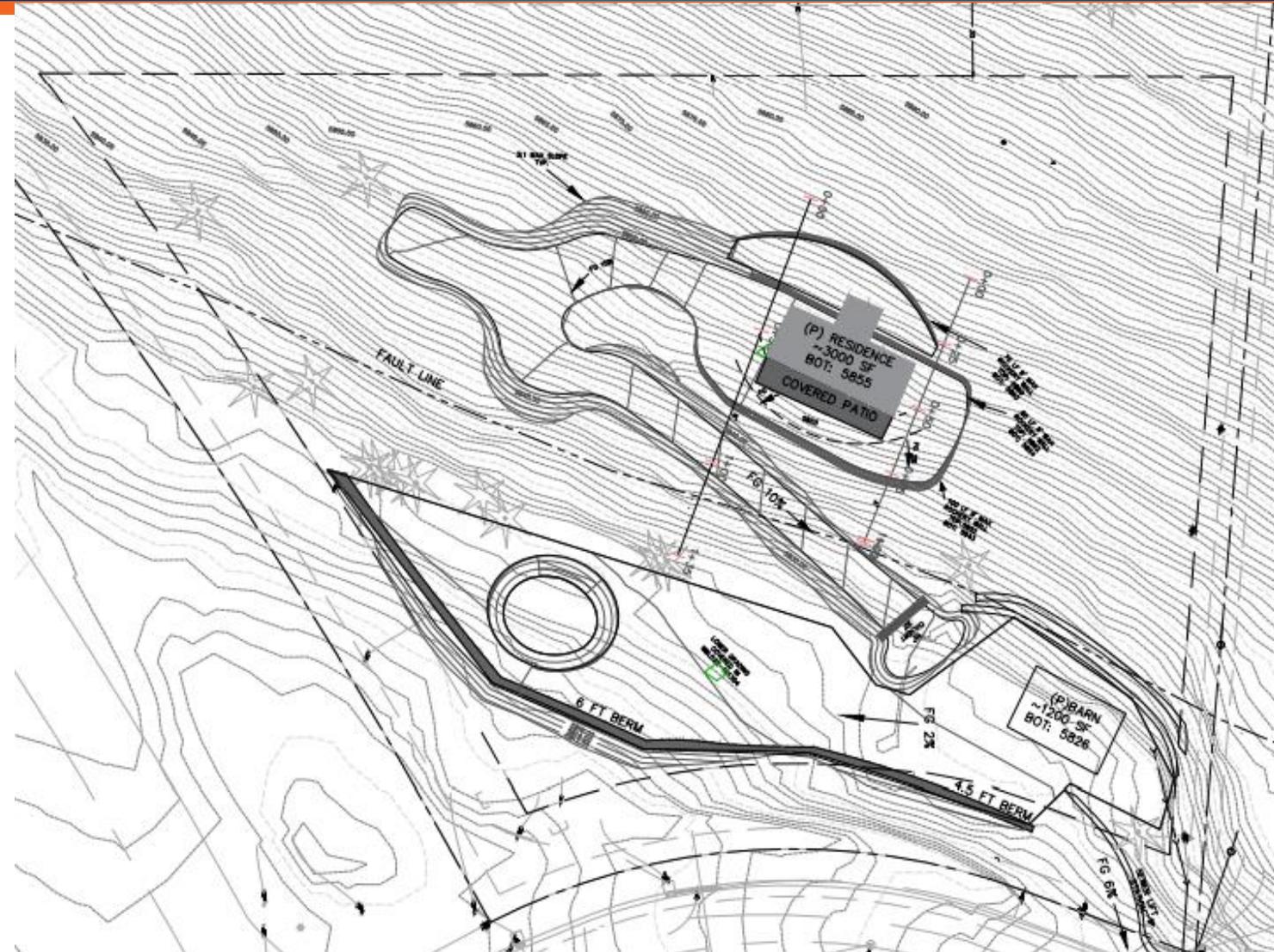
- Forest Area Plan
- 58% Low Density Suburban (LDS) and 42% General Rural (GR)
- 2.71 Acre Parcel
- Surrounding parcels are of similar size and are vacant or developed with single-family dwellings
- Accessed off of Timberline Drive from Mount Rose Highway



Request



- Major grading to construct a driveway for a proposed single-family home.



Request



- Driveway that traverses 30% or greater slopes
- Applicant currently has an approved permit for the lower driveway grading (Not on 30% or greater slopes) WBLD22-101354

- Area of disturbance – 13,675 sf
- 741 CY of Cut
- 741 CY of Fill

- The proposed grading conforms to all standards outlined in Article 438.
- Retaining walls will range from 6 to 9 feet.
- All slopes are 3:1

Hillside Development

- Hillside Development are intended to preserve and protect hillsides and ridgelines throughout Washoe County.
- The Hillside Development regulations are applicable to properties containing slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site for all parcels created after January 18, 1994
- The subject property as being recorded on September 25, 1989.
 - Due to this, the subject parcel is exempt from Hillside Development requirements.

Forest Area Plan Policy F.2.13

F.2.13 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Forest Area Plan Policy F.12.3

F.12.3 The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Possible Motion

Approval with Conditions: Motion can be found on Page 9 of Staff Report

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0004 for Sean Barrett, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and Forest Area Plan Policy F.2.13 and F.12.3

Thank you

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